THE STORY OF MP. JACKSON'S ADVENT-URES IN FRANZ JOSEF LAND.

SAFE RETUEN OF THE WINDWARD AFTER A HARD VOTAGE-LIFE IN THE LAND OF ICE-DEAL-

ING WITH POLAR BEARS. The safe return of the steamer Windward to Engtand, as recently reported, marks the satisfactory ending of the first chapter of what promises to be an exceedingly interesting record of Arctic research. This vessel, it will be remembered, left England in the fall of 1884, bearing F. G. Jackson and his com-The expedition was planned by Mr. Jack rades. The expedition was planned by Mr. Jack-son. The cost of it was defrayed by A. C. Harms-Its object was the further exploration of Prans Josef Land and the adjacent regions, with perhaps a dash toward the North Pole.

Frank Josef Land was discovered by the Austro-Hungarian expedition on August 30, 1873. Wey-Punkation of Payer loyally named the new land after their sovereign, and the high bluff they had first seen Cape Tegetihoff. As far as a country whose eastern and western limits are unknown can be eribed in conventional terms, Franz Josef Land may be regarded as a large insular mass, with a of small islands lying along its southern coast, the most considerable of which, taken from to west, are Salm, Rall, McClintock, Hooker, ok and Bruce islands. The most southern point of the mainland is Cape Grant, but portions of the island chain extend south of the 80 degree Leigh Smith, by actual navigation, ex-west of Cape Neale, and saw the land

stretching away, cape beyond cape, to about 42 degrees east longitude. Bold and intensely boreal are the coast lines presented by Franz Josef Land et and west of Austria Sound. From mountains conical but not volcanic, vast glaciers descend to and. All is snow and ice, and wherever rock rfaces are exposed they are covered with a thick ice, the color of the rock being indistinguishable. Even the most precipitous cliffs, and the vertical basaltic columns which continually tier upon tier, are (at least in April) in asted so thickly with ice that Payer could find word more apt for them than "crystallized." formation being basaltic, we are not surprised that Franz Josef Land presents no continuous mountain chain. Payer compared the mountain rms of Franz Josef Land to those of Western nland, and contrasted them with those of East Greenland, parts of Spitzbergen and Novaya Zem-The average height to which the mountain is 2,000 to 3,000 feet, but in the southwest this rises to about 5,000 feet. Returning from Capely by the western shores of Austria Sound ck eminences and precipitous table-topped cliffs alternate with glaciers, but the former are far continuous than on the east, while there is no great glacier like the Dove or the Middendorf As might be expected, the coast line is more desed and the fiords deeper and more frequent.

great interest. Speaking briefly, one may say

that, as far as is now known, it is similar to that of Spitzbergen. The Dolerite, which is so familian to the traveller to that group, as well as in Green the dominant formation of Franz Josef



Atring some about one thousand feet higher than that which is typified by Spitzbergen or Novaya Zemlya. The fauna of Franz Josef Land presents great encouragement to the explorer. Even midwinter bears are plentiful, while in the less severe seasons they occur in great numbers, almost appearing to live and move gregariously. Leigh Smith's summer visit and the winter which he subsequently spent on Cape Flora (Northbrook Island) most clearly corroborated this very im portant point-that animal life abounds during the nial season, and that bear and walrus are hardly plentiful in the winter. Birds are very nu merous, Leigh Smith noticing their first appearance, flying north, as early as February 8. The winter temperature of Franz Josef Land-as far, at any rate, as its southern coasts are concerned-affords idence of some ameliorating influence. The occasional rise of temperature to a high degree, though significant, is not of such importance as the fact of the high average means. In January, February, March, with the Leigh Smith party, there were records -43 degrees Fahrenheit (below which the thermometer did not register); and the

Austrians, for the same months, recorded minimums of -50.5 degrees, -47.8 degrees and -51 degrees Fahrenheit. The prevailing winter winds are from the east-northeast. The summer fogs are frequent, and there is a slight precipitation of rain. The low-lying clouds and fogs, though depressing and

troublesome, have a silver lining, for they retard the escape of the land's heat. THE JACKSON EXPEDITION.

The Windward, bearing Mr. Jackson and his comrades and an admirable equipment, reached Franz Josef Land on September 7, 1894. Finding Eira Harbor, which some fifteen years ago gave shelter to the Leigh Smith expedition, blocked with ice, Windward turned eastward to look for a possibreak in the field ice, which here b y packed, and finally arrived off Cape Flora, the scene of Leigh Smith's winter camp after he bet his ship. Here Mr. Jackson landed, and on ex-amining the locality discovered an island in the heighborhood, which he named after the Windward. Unable to find any better place for his quarters, he returned to Cape Flora, and on September 10 began discharging stores and equipment. All hands Worked to get the goods on shore before the ice bess which distinguishes ice movements, and makes Arctic navigation so uncertain and perilous, three days later the scene was entirely changed, and his efforts were necessary to enable the party to proceed across the moving ice toward the shore. Winter, in fact, had set in at an unprec-tentedly early date, and Mr. Jackson was fortu-tion securing the ship in safe quarters before the was frozen in for the next six months.

The stores having been safely landed, and the directed to the obtaining of that supply of fresh meat on which they so much depended for the maintenance of their health. For some days no olar bears were to be seen. Then, however, they began to come singly and in pairs, and sometimes in whole families, to visit the strangers on their Walruses, too, appeared in the holes in the ice, and Mr. Jackson seldom failed to make a good bag for the general larder. In the course of the first few months, in fact, he shot no fewer than thirty bears and three cubs, and added eight walruses to the stock, with the very satisfactory result that all hands were able to live during the winter months on fresh meat. This undoubtedly had a great deal to do with the excellent health which prevailed among the land party all the time As a matter of fact, too, the first man to die of scurvy was the only man who had persisted in re-

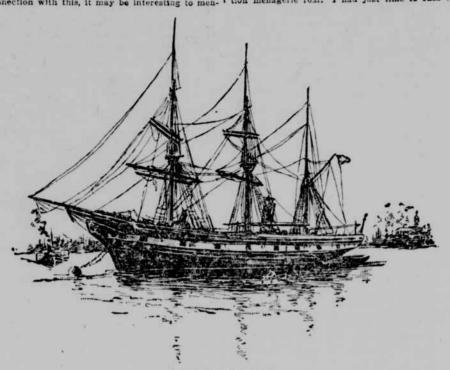
fusing bear's meat. Comfortably ensconced in the large wooden house from Archangel, which had been christened by Jackson Elmwood after Mr. Harmsworth's place in Keen Habarova, another undertook the cooking and a third worked steadily at clearing away the great turning into my pajamas, having been on the point of over my pajamas, having been on the point of the same was organized in New-York. She said that since the original home of this morning spoke of the work among fallen women done by the Door of Hope, in New-York. She said that since the original home of this name was organized in New-York, five years ago, seventeen more had been taken into it from the women had been taken into it from the women had been taken into it from the women done by the Door of Hope, in New-York. She said that since the original home of this morning spoke of the work among fallen women done by the Door of Hope, in New-York She said that since the original home of the work among fallen women had been taken into it from the object of the work among fallen women had been taken to be of the work among fallen women had been taken to be of t

the expedition made geological researches in the neighborhood of the camp, all taking regular exercise out of doors throughout the long, dreary days of winter. It is unquestionably due to this that when the sun returned it found the party not only in fit condition to go north, but none the worse fo the enervating influences of the months of dark-

AN ARCTIC DWELLING.

The house in which the party spent the winter will arrest the attention of all interested in Arcti exploration, for it proved to be the most comfortable dwelling ever erected in so high a latitude Having double windows and double roof, measuring inside exactly twenty feet square, and built logs twelve inches square, the house proved not commodious, but perfectly capable of resisting both tempest and cold. Lined throughout with green felt, and fitted up conveniently. Mr Jackson tells Mr. Harmsworth that they found i "as snug and cosey as the inside of a guncase." In connection with this, it may be interesting to

of which I found a big bear engaged in making rushes at the Jogs, four of which were barking at the bear. I wounded the animal badly the first married. the bear. I wounded the animal badly the first shot, and he took to the water. Coming out again, he made for Melro Channel, over the floe, with the dogs and me after him. As he was distancing me I fired a long shot at him; but, as it was dark an misty, with falling snow, I was not sure whether I hit him or not. It had, however, the effect of making him return to the edge-of the water. When I came up with him again I found him about thirty yards from the edge of it, giving vent to roars and hisses, and making rushes at the dogs. I had left the house hastily with only three cartridgez, and had fired two, I had now only one left, so, wishing to make sure of him, I went up to within six or seven yards of the brute. He rushed at me, first with his head down, and I fired; but, as I did so, he raised his head, and my bullet went between his legs. In another minute he was upon me with his jaws wide open and a regula-I tion menagerie roar. I had just time to ram the



THE WINDWARD.

building, and look in through the windows at the exploring party inside, and although they would parently a trifle too much for him, as he whipped rub their heads against the glass they never tested sharp around and took to the water. I would have

pleasant. The country generally is well elevated, attaining an average height of 2,500 feet above the sea. One of the most interesting facts connected with the coast is the number of old sea beaches, some of them being as high as 129 feet above the resent shore.

In this first march, but especially during the second journey northward, Mr. Jackson proved that This we got round by going east toward the land. our knowledge of the southern part of Franz Josef On the 28th and 29th we could not move for gales Comstock School. Committee the part of Franz and day school for girls. Land is on the whole very inaccurate. The careful map which he has been able to make not only reveals land in Austria Sound unnoticed by Payer, | began, continuing until we got back to Elmwood, but also gives a very different character to the getting worse every day. The horses and mer coast lines as laid down in the maps of the suddenly sank into deep morasses of snow and Austrian expedition. As a matter of fact, it seems slush, the horses up to their girths and the men only coming at intervals into connection with that which Payer pursued twenty years ago, and he writes: "We have entirely altered the map and character of a great portion of Franz Lored!" writes: "We have entirely altered the map and character of a great portion of Franz Josef Land, and have found a sea and islands where mainland was supposed to exist. We have also carefully breaking up and letting the sea water in through mapped Markham Sound, and, of course, laid down our route to the furthest point we reached, \$1 degrees 20 minutes north. Markham Sound and the country further north are totally different from what Payer's map represents them to be, and the

tion that the bears would come prowling round the ; rifle barrel with all my force into his mouth and exploring party inside, and although they would rub their heads against the glass they never tested its capacity to withstand a blow from their paws. The sun returned on February 23, and on March 19 Mr. Jackson started on the first stage of his northern journey with two ponies and two sledges, being accompanied by Lieutenant Armitage and another member of the expedition. During the first four days of this march the fog was so dense or the driving snow so thick that it was impossible to see fifty yards ahead. After awhile, however, the weather lifted, and the explorers reached Peterhead, at the entrance to Markham Sound. The thermometer during this journey dropped to 45 below zero, but the party slept out in their admirably adapted fur clothing in perfect comfort. Even ship again and expedition, and, later on, after prolonged experience, he wrote that in his opinion, if any extended journey was to be made in the unknown area north of Franz Josef Land, that journey could be best accomplished by the use of stout poines experience, he wrote that in his opinion, if any extended journey was to be made in the unknown area north of Franz Josef Land, that journey could be best accomplished by the use of stout poines are considered to the character of Franz Josef Land, that journey could be best accomplished by the use of stout poines are proposed experience, he wrote that in his opinion, if any extended journey was to be made in the unknown area north of Franz Josef Land, that journey could be best accomplished by the use of stout poines and tourney workers.

Early in April, after a week of very powerful easterly gales, the loe round the ship broke up without a minute's warning, and a whaleboat lying alongside was carried away beyond recovery. Fortunately, however, the ship was still frozen on to a land floe, and was held in position by grounded round the ship again and her safety was once first the provided that the provided recovery and the provided recovery and the provided recovery and the provided recovery and the its capacity to withstand a blow from their paws. given a 'tenner' for another cartridge at that

EXPLORATIONS.

"At the entrance to Markham Sound on April 21 and 22, and around Dundee Port, we passed over thin bay ice, which required little breaking up On April 27 we came upon a crack running to the west, four feet wide, with water standing in it. ond journey northward, Mr. Jackson proved that This we got round by going east toward the land. above zero. On the 30th our trouble with the floes the cracks, aided by the spring tides.



HOUSES OF WOOD, CANVAS AND FELT ERECTED ON FRANZ JOSEF LAND.

character of the small portion of Zichy Land, which borders on Markham Sound, is absolutely unlike the description published in the narrative of the Austro-Hungarian expedition. Moreover, the mountains which figure in that work cannot be observed even on the clearest and successed of the served even on the clearest and successed of the summer of the strength of th

Writing of his personal adventures, Mr. Jackson winter life. One man was detailed to look after the thirty dogs, which had been brought from Habarova, another undertook the cooking and a third work of the cooking and the c

and Canada at the Calvary Baptist Church is at its height. The full quota of delegates has arrived, there being now about six hundred present. Mrs.

UNFIT FOR HABITATION.

ONE OF JOHN B. IRELAND'S HOUSES RE-PORTED UNSAFE.

CAPTAIN M'NAMARA, OF ENGINE COMPANY NO. 10. COMPLAINS TO THE PUILDING DEPARTMENT OF THE HOUSE, NO. 12 STONE-ST.

The five-story brick building at No. 12 Stone-st. opposite the Produce Exchange, has been reported as unsafe by Captain McNamara, of Engine Company No. 10. The captain has sent a report of the condition of the building to the Board of Health, the Building Department and to the Fire Department. The building is owned by John B. Ireland, who owned the building at West Broadway and Thirdst., which collapsed and caused the loss of fifteen The structure in Stone-st was condemned once before. It was formerly occupied by Lowrie Buchanan, who dealt in dye stuff. The second floor gave way, but, fortunately, nobody was killed. This was two years ago and previous to that time the building was used by an undertaker, as a stable and carriage-house. The front part of the first floor of the structure is now occupied by a cigar store and the second floor by Maynz & Co., manufacturers of enamel paint and brewers' varnish. Several families live on the upper floors. Maynz & Co.'s machinery is run by an electric motor, and when it is in motion the vibration is so great that all the tenants are in terror for their lives. They are

in motion the vibration is so great that all the tenants are in terror for their lives. They are afraid the building may collapse any time. The house of Engine Company No. 10 is at No. 8 Stonest., two doors above the alleged dangerous structure. Captain McNamara said yesterday:

"My attention was called to the dangerous condition of the house some time ago. I was sitting in my room on the second floor of the engine-house and could plainly feel the vibration of some heavy machinery. I traced it to the house at No. 12, and went over to investigate. I found that the weight of the material stored in a space of only twenty-five by twenty-five feet, right in the centre of the second floor occupied by Maynz & Co., to be 148,000 pounds. The effect of this great weight, coupled with the vibration of the machinery, made the building shake as if an earthquake was in progress. I tell you I was frightened when I thought of the families on the upper floors and I lost no time in making a report to the authorities.

"Maynz & Co's motor is run by electricity from one of the companies which supply electric power, and the vibration of the machinery is greatest when the full current is turned on. It makes the old building shake like it had the ague. Should the building collapse, it would probably not only kill all the tenants in it, but also crush the one-story building next to it, occupied by Williams's cafe, which is largely patronized by the merchants doing bus ness in the neighborhood. I felt it was my duty to report the matter."

The building is supported by only eight-inch brick walls, and all the partitions are of wood, of the filmsiest character.

Captain McNamara said that in case of fire the building would be a veritable death-trap.

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Majestie... Nov. 18, 2 p. m. Britannie... Dec. 11, 2 p. m. Adriatic Nov. 20, 8:30 a. m. Majestie... Dec. 17, 11 a. m. Germanie... Dec. 27, 2 p. m. Germanie... Dec. 25, noon. Teutonie... Dec. 4, 7 a. m. Teutonie... Dec. 4, 7 a. m. Teutonie... Dec. 3, North River. Office, 29 Hroadway, N. Y. H. MAITLAND KERSEY, Agent, CUNARD LINE.

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Campania. Nov. 23, 19 a. m. Lucanna... Dec. 7, 9 a. m.

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BUSINESS IN THE FIELD.

It has been a matter for congratulation among real estate brokers and owners that, notwithstanding the continued depressing influences that are for the moment at work in the security and stock market in Wall Street, the prices for first-class realty have not been affected, a fact which is demonstrated in the transactions of the last fortnight While sales of great magnitude are not in evidence, which is not unusual for this season of the year, the smaller transactions are numerous, and a fair degree of activity prevails.

A period of national rejotcing over the success of the Republican party, added to the usual election holiday character of business in realty, is in brief the record of the last week.

It is a generally expressed judgment that, while there may be a period of duiness pending the adjustment of accounts and pending the closing of books for the remainder of the year 1895, there will be no falling away of values for first-class New-York realty. While it is unquestionable that there have been circumstances in the last few weeks which have combined to draw attention from even so substantial a thing as real estate, this market is not seriously affected by what goes on in Wall Street. It is not to be wondered at, however, that while stock operators are becoming winded in the race to keep up with the fluctuations in the prices, the would-be investor should pause long enough to watch the proceedings and hold his breath for a time to see what the issue is like'y to be.

The easy money market, the swelling crop reports

and the large railway earnings, however, are already having their effect upon the investor. funds are lying quietly in bank vaults for safe keeping. It is known that several real estate brokers have already large investment orders for property account of the indisposition of owners to part with their holdings. It is undoubtedly the fact that owners are now peculiarly sensitive on the question of how they can reinvest their money safely they consent to part with their present holdings. "This condition of the investor is one reason," said a large owner of realty in this city, "why values for good investment property are so well maintained. The same statement cennot be made of poor, undeveloped properties. In fact, values in this latter class of property have been unfavorably considered by dealers and consequently prices have been recently declining."

cently deciling."

The section of the city that is now attracting especial attention is that lying between Flifth-ave., Broadway, Twenty-third and Thirty-fourth sis. In the near future it is believed that property within this area of the city will be devoted to mercantile uses. The sales of residential property there during the last ten days have been numerous, and in some instances at better prices and far in excess of all previous predictions. There is some activity in the realty market in the Twenty-third and Twenty-fourth wards, including the new annexed district.

"The auctioneers," said one of the largest realty dealers, "are predicting a very large business during the coming year. Already they are entering on their books large orders for the early part of 1896." Election week has never been a favorable period for public or executor's sailes, and as a natural consequence the property sold at the Broadway Salesroom since Monday last has all been offered persuant to decrees of court. There is a prospect, however, of more activity in the auction rooms in the present week, as the auctioneers have made several announcements of property to be disposed of publicly, not only by direction of the courts, but also through orders from persons desirous of selling their property or to test the market values of their holdings. The statistics of the real estate transfers and mortgages for the week show about 60 per cent of increase of business over the corresponding week of last year.

The conveyances recorded number 315, of which 152 were nominal, the remainder being represented by a total of \$2,992,122. For the corresponding week of last year the transfers numbered 189, of which 85 were nominal, the remainder being represented by a total of \$2,992,122. For the corresponding week of last year the transfers numbered 189, of which 85 were nominal, the remainder being represented by a total of \$2,992,122. For the corresponding week of last year the transfers numbered 189, of which 85 were nominal, the remainder was an exte The section of the city that is now attracting

of last year the transfers numbered 189, of which 85 were nominal, the renainder being represented by a total of \$1,893.815. In the Twenty-third and Twenty-fourth wards, including the new annexed district, there were 31 transfers, of which 7 were nominal, the consideration for the others amounting to \$29,595, against 43 transfers, of which 14 were nominal, the others amounting to \$136,922 for the corresponding week of 1894. In the Twenty-third and Twenty-fourth wards, including the new annexed district, there were 33 transfers, amounting to \$165,649.

There were 342 mortgages, involving the sum of \$4,705,979, and of these 143, representing \$1,222,999, were made at a rate exceeding 5 per cent interest, while 152 mortgages, representing \$2,063.39, were made at 5 per cent interest, and 47, involving \$1,471,-750, were secured at a less rate than 5 per cent interest.

There were filed in the Building Department fifty

There were filed in the Building Department fifty-five plans for new buildings at an estimated cost of \$256,600, while for the corresponding week of last year there were recorded 46 plans at an estimated cost of \$2,509,550.

Misses Olivia, E. P. and Caroline Phelps Stokes have sold to the Woodbridge Company the old brick buildings, with plot 121,728.2, and 72.6, comprising the easterly block front on Williamst. between Platt and John sts. The company, which is capitalized at \$1,000,000, filed articles of incorporation recently, and will erect in the spring a twelve-story office building on the site.

Jacob Hirsh has sold No. 822 Broadway, 22x50, with an old six-story building, and No. 834 Broadway, 25x55, with an old six-story building, together, for about \$245,000, to Boehm & Coon, who will remove the old buildings and erect a modern twelve-story fire-proof mercantile building on the welve-story fire-proof mercantile building on the

will remove the old buildings and erect a modern twelve-story fre-proof mercantile building on the plot. Mr. Hirsh has also purchased the northeast corner of Broadway and Twelfth-st., together with the adjoining property, No. 61 East Twelfth-st., for about \$2.0.000.

Boehm & Coon have also purchased Nos. 542 and

Boshm & Coon have also purchased Nos. 32 and 534 Broadway. 59:409, from different owners, and on February 1 will begin the erection of a ten-story freproof mercantile building on the plot, which is now covered with old buildings.

Charles L. Harrell, No. 71 Broadway, has procured a loan for five years of \$70,000, at 4½ per cent a year, on his handsome new seven-story building at Nos. 14 and 116 Spring-st. The building is nearly all occupied by tenants. The total renting capacity will net about \$10,000 a year.

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and offices to let on Chambers, Spruce, Beekman, ulton, John, Maiden lane, Dey, Barciny, Park place, ark row, Nassau, William Gold, Cliff, Pearl, Water and any other streets, RULAND & WHITING, 5 Beekfurnished Gonses Co Let.

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